MCDERMOTT & CO

THE PROPERTY AGENTS

£340,000 Offers Over

15 Sycamore Grove, Willow Park, Failsworth, Manchester, M35 9NB

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McDermott & Co are proud to present this substantial extended four-bedroom end quasi-semi-family home, occupying a highly sought-after position on the popular Willow Park Estate in Failsworth.

Beautifully presented throughout and offering spacious, versatile accommodation, this impressive home is perfectly suited to growing families seeking both comfort and practicality. The property has been thoughtfully maintained and improved, creating a home ready for immediate occupation.

Briefly comprising a welcoming entrance hallway, spacious lounge, open-plan dining kitchen, sun room, additional reception room and four well-proportioned bedrooms, together with a modern family bathroom. Flooded with natural light throughout, the property offers flexible living space ideal for both everyday family life and entertaining.

Hallway

4'0 x 6'10 (1.22m x 2.08m)
A bright and modern entrance hallway featuring tiled flooring, fitted carpeting to the staircase, a contemporary vertical radiator and pendant lighting.

The staircase rises to the first floor, whilst the hallway provides access to the ground floor accommodation. Beautifully presented in neutral tones throughout, creating a welcoming entrance to the home.

Lounge

9'11 x 12'9 (3.02m x 3.89m)
A bright and spacious lounge with a large front-facing window fitted with plantation shutters, allowing plenty of natural light throughout.

Benefiting from wood-effect flooring, a radiator and modern ceiling lighting, the room also features a contemporary electric fireplace with feature wall panelling, creating an attractive focal point.

Glazed double doors lead through to the adjoining dining room, whilst the generous proportions provide ample space for a range of seating arrangements, making it ideal for both relaxing and entertaining.

Dining Room

14'10 x 9'10 (4.52m x 3.00m)
A bright dining room benefiting from wood-effect flooring, a radiator and feature lighting.

Offering ample space for a dining table and chairs, the room also features an attractive arched window and glazed double doors leading through to the lounge. Ideal for family meals and entertaining.

Dining Kitchen

13'8 x 10'3 (4.17m x 3.12m)
A stunning dining kitchen fitted with a range of contemporary shaker-style wall and base units, complemented by Quartz work surfaces and matching splashbacks.

Integrated appliances include a fridge, freezer, separate freezer, washing machine, slimline dishwasher, microwave, double electric oven, gas hob with extractor hood above and wine cooler. A large central island provides additional preparation space, storage and dining space, creating a superb focal point to the room.

Benefiting from tiled flooring, feature pendant lighting, two Velux roof windows and windows to the rear elevation, the room is flooded with natural light throughout. French doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

Offering ample space for dining and entertaining, this beautifully presented room is perfectly suited to modern family living.

Sun Room

9'10 x 10'10 (3.00m x 3.30m)
A bright and versatile sun room flooded with natural light from the glazed surround and roof window. Benefiting from fitted carpeting and French doors leading to the rear garden, the room enjoys pleasant views over the outdoor space.

Currently utilised as an additional sitting area and home office space, this flexible room is ideal for relaxing, working from home or enjoying the garden throughout the year.

Stairs & Landing

6'3 x 8'0 (1.91m x 2.44m)
A modern staircase with fitted carpeting rises to the first-floor landing. A feature glazed balustrade with contrasting handrail creates a contemporary feel, whilst recessed spotlighting provides excellent lighting throughout.

The landing benefits from a loft access hatch and provides access to all first-floor accommodation. Beautifully presented throughout, it continues the high standard of finish found throughout the home.

Bedroom One

8'6 x 12'6 (2.59m x 3.81m)
A spacious double bedroom with a large window to the front elevation allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and recessed spotlighting.

Offering ample space for a king size bed and additional furniture, this bright and well-presented bedroom is finished in neutral décor throughout.

Bedroom Two

8'7 x 10'10 (2.62m x 3.30m)
A well-presented bedroom benefiting from a window to the rear elevation, allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

A range of fitted wardrobes, overhead cupboards and a built-in dressing table provide excellent storage whilst maximising the available space.

Bedroom Three

7'1 x 10'4 (2.16m x 3.15m)
A well-presented third bedroom benefiting from a window to the front elevation, allowing plenty of natural light. The room features fitted carpeting, a radiator and ceiling light fitting.

Ideal as a child's bedroom, nursery or home office, this bright and versatile room offers space for a bed and additional furniture.

Bedroom Four

6'3 x 7'9 (1.91m x 2.36m)
A well-presented fourth bedroom benefiting from a window to the front elevation, allowing plenty of natural light. The room features fitted carpeting, a radiator and pendant lighting.

A range of fitted furniture incorporating wardrobes, overhead storage, drawers and a built-in desk provides excellent storage and workspace, making the most of the available floor space.

Bathroom

6'1 x5'6 (1.85m x1.68m)
A modern family bathroom fitted with a three-piece suite comprising a panelled spa bath with shower over and glazed shower screen, vanity wash hand basin with storage beneath and low-level WC.

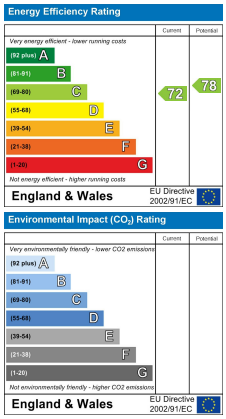
The room benefits from attractive full-height tiling, a heated towel radiator, under floor heating, ceiling lighting and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish bathroom offers a bright and practical space for everyday family living.

External

To the front, the property benefits from a driveway providing off-road parking for two vehicles, alongside an attractive front garden with established shrubs and planting, creating excellent kerb appeal.

To the rear is a beautifully landscaped and fully enclosed garden, designed for both relaxation and

Directions



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